

GLENDALE CITY COUNCIL MEETING

**Council Chambers
5850 West Glendale Avenue
October 25, 2005
7:00 p.m.**

CALL TO ORDER – PLEDGE OF ALLEGIANCE

APPROVAL OF THE [MINUTES OF OCTOBER 11, 2005](#)

PROCLAMATIONS AND AWARDS

[BOARDS AND COMMISSIONS](#)

CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. If you would like to comment on an item on the consent agenda, please come to the podium and state your name, address and item you wish to discuss.

1. [FP05-01: ORANGEWOOD VISTA VIEWS, 7149 WEST ORANGEWOOD AVENUE](#)
2. [AWARD OF CONSTRUCTION CONTRACT FOR THE YOUTH SPORT FIELDS, NWC OF 91ST AVENUE AND BETHANY HOME ROAD ALIGNMENT](#)
3. [WEST VALLEY ADVOCACY CENTER LEASE RENEWAL](#)

CONSENT RESOLUTIONS

4. [COUNCIL SALARY COMMISSION](#)
5. [OFFICE OF JUSTICE PROGRAMS G.R.E.A.T. GRANT AWARD](#)
6. [ACQUISITION OF RIGHT-OF-WAY FOR THE GLENDALE ONBOARD TRANSPORTATION PROGRAM](#)
7. [U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT \(HUD\) KATRINA DISASTER ASSISTANCE PROGRAM](#)

BIDS AND CONTRACTS

8. [CHANGE ORDER – WATERLINE REPLACEMENT PROJECT](#)
9. [PERFORMANCE AUDIT: GLENDALE ONBOARD \(GO\) TRANSPORTATION PROGRAM](#)

10. [AWARD OF BID 05-34, SENSUS METERING SYSTEMS](#)

PUBLIC HEARING – RESOLUTIONS

11. [GENERAL PLAN AMENDMENT GPA05-10 AND REZONING APPLICATION ZON05-17](#)

NEW BUSINESS

12. [VISUAL IMPROVEMENT AGREEMENT WITH WESTWOOD FINANCIAL CORPORATION](#)

REQUEST FOR FUTURE WORKSHOP AND EXECUTIVE SESSION

CITIZEN COMMENTS

If you wish to speak on a matter concerning Glendale city government that is not on the printed agenda, please fill out a Citizen Comments Card located in the back of the Council Chambers and give it to the City Clerk before the meeting starts. The City Council can only act on matters that are on the printed agenda, but may refer the matter to the City Manager for follow up. Once your name is called by the Mayor, proceed to the podium, state your name and address for the record and limit your comments to a period of five minutes or less.

COUNCIL COMMENTS AND SUGGESTIONS

ADJOURNMENT

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (i) discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- (ii) discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03 (A)(2));
- (iii) discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- (iv) discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (A)(4));
- (v) discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- (vi) discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

CALL TO ORDER – PLEDGE OF ALLEGIANCE

APPROVAL OF THE [MINUTES OF OCTOBER 11, 2005](#)

PROCLAMATIONS AND AWARDS

[BOARDS AND COMMISSIONS](#)

Purpose: This is a request for the City Council to approve the recommended appointments to the following boards and commissions that have a vacancy or expired term and for the Mayor to administer the oath of office to those appointees in attendance.

			<u>Effective Date</u>	<u>Expiration Date</u>
<u>Aviation Advisory Commission</u>				
Andy Dewey	Chair Mayoral (Sahuaro)	Appointment	11/24/2005	11/24/2006
Pierce McLean	Vice Chair Cholla	Appointment	11/24/2005	11/24/2006

Board of Adjustment

Rodney Passmore	Ocotillo	Appointment	10/25/2005	06/30/2007
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Community Development Advisory Committee

Erin Hart	Mayoral (Barrel)	Appointment	10/25/2005	07/01/2007
Vianna Ruelas	CAP Board	Appointment	10/25/2005	09/23/2006

Recommendation: Make appointments to the Boards and Commissions and administer the Oaths of Office.

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1. [FP05-01: ORANGEWOOD VISTA VIEWS, 7149 WEST ORANGEWOOD AVENUE](#)

Purpose: This is a request by Brown Family Communities for City Council to approve the final plat for Orangewood Vista Views located on the north side of Orangewood Avenue, west of 71st Avenue.

Council Policies Or Goals Addressed: The proposed final plat is consistent with the General Plan and the existing R1-6 (Single Residence) zoning district. The proposed subdivision creates additional residential housing opportunities for the city.

Background: The site is located approximately 364 feet west of 71st Avenue between Orangewood and Myrtle avenues. The nine-acre parcel is being subdivided into 36 lots. Lot sizes vary from 6,486 square feet to 8,060 square feet with an average lot size of 7,422 square feet. Lot size and density is similar to existing neighborhoods in the area. The final plat request meets the requirements of the Subdivision and Minor Land Division Ordinance.

Previous Council/Staff Actions: On November 18, 2004 the Planning Commission approved Preliminary Plat PP04-03 subject to five stipulations as illustrated in the Planning Commission Action section of the attached memorandum. Since that time the applicant has been working on preparing improvement plans for this subdivision.

Community Benefit: This project will provide additional single-family housing stock in the city.

Recommendation: Approve final plat application FP05-01.

2. [AWARD OF CONSTRUCTION CONTRACT FOR THE YOUTH SPORT FIELDS, NWC OF 91ST AVENUE AND BETHANY HOME ROAD ALIGNMENT](#)

Purpose: This is a request for City Council to approve a Guaranteed Maximum Price (GMP) construction contract with Hunter Contracting Company and to authorize a transfer of \$2,300,000 in FY 2005-06 General Fund contingency appropriation and funds.

The contract with Hunter Contracting Company is in the amount of \$2,804,538 for the construction of phase one of a two-phased project of the Youth Sport Fields located at the northwest corner of 91st Avenue and Bethany Home Road alignment. The fields will be utilized for youth sports and overflow parking for the Cardinals Football Games and Arizona Sports and Tourism Authority (AZSTA) related events.

Council Policies Or Goals Addressed: Construction of the fields will provide overflow turf parking spaces adjacent to the Arizona Cardinals and AZSTA Facility, and will enhance the quality of life for Glendale youth, provide economic opportunities for the city, and fulfill the city's obligation to meet the turf-parking requirement needed for Cardinals Football Games.

Background: The city and the AZSTA have agreed to develop and construct a youth and amateur sports and recreational facility adjacent to the AZSTA Multi-Purpose Stadium to be

used for community youth and amateur sports, and recreation activities when not being used for overflow turf parking spaces during events at the facility.

On July 26, 2005 the Arizona Sports and Tourism Authority and the City of Glendale entered into an Intergovernmental Agreement, which provides for up to \$1 million in funding from the AZSTA toward the construction of the Youth Sport Fields.

Previous Council/Staff Actions: On July 26, 2005 Council adopted a resolution authorizing the entering into of an Intergovernmental Agreement with the AZSTA to provide funding for the development of the youth sports fields.

On July 26, 2005 Council approved an amendment to a design contract with Wood Patel to design the Youth Sport Fields. Council also approved a Construction Manager at Risk contract with Hunter Contracting Company for the construction of 91st Avenue improvements.

On October 12, 2004 Council approved a 30-year land lease with the Pendergast family to develop the 13.64-acre site as turf parking and youth sports fields.

On September 28, 2004, Council adopted a resolution approving the Memorandum of Agreement with the Arizona Cardinals and the AZSTA outlining the need for overflow turf parking adjacent to their site.

The contract scope with Hunter Contracting Company for the Youth Sport Fields is part of the larger project known as the 91st Avenue improvements, necessary to support the Cardinals Stadium that Hunter Contracting is currently completing.

Community Benefit: he benefits to the city include increased sales tax revenues from special events provided on the property, overflow turf parking spaces located adjacent to the major event facility, increase in park inventory, and enhanced youth sports opportunities.

Public Input: A neighborhood meeting was held on June 8, 2005 at Raymond S. Kellis High School during the design phase to solicit feedback from the neighbors in the area. All feedback on the project was positive.

Budget Impacts & Costs: The project cost is estimated at \$6.3 million. Phase one is estimated at \$2,804,538 in construction cost to include landscaping, sod, earthwork, fencing, lighting, and structures to include restrooms, concessions, team room, and official's lounge.

The AZSTA and its board will provide up to \$1,000,000 for the fields. AZSTA is expected to contribute \$750,000 in FY 2005-2006, and an additional \$250,000 upon the completion of the fields' construction. The Fiesta Bowl also is expected to contribute \$500,000 towards the project.

An amount of \$504,538 is available in the capital improvement program. A total of \$1,500,000 was budgeted for this project in FY05-06 (\$1,000,000 in the pay-as-you-go component of the CIP). To date \$995,462 has been awarded for contracts related to professional services. Therefore, the remaining budgeted funding is \$504,538 (\$403,860 in the pay-as-you-go

component of the CIP, and \$100,678 in the parks general obligation bonds component of the CIP).

This transaction will require the transfer of FY 2005-06 General Fund contingency (01-2450-7000) appropriation authority and funds in the amount of \$2,300,000 to Parks and Feature Fields account 01-8217-8330. The \$1,500,000 contributions from the AZSTA and the Fiesta Bowl will be deposited to offset the charges to the General Fund.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
	X	\$403,860	X		\$403,860
	X	\$100,678	X		\$100,678
	X	\$800,000		X	\$800,000
	X	\$1,500,000		X	\$1,500,000
Total					\$2,804,538

Account Name, Fund, Account and Line Item Number:

Park and Feature Fields, 01-8217-8330 - \$403,860

Park and Feature Fields, 36-9137-8330- \$100,678

General Fund Contingency, 01-2450-7000 -\$2,300,000

Recommendation: Approve the Guaranteed Maximum Price construction contract with Hunter Contracting Company in the amount of \$2,804,538 to construct phase one of the Youth Sport Fields. Authorize a transfer of \$2,300,000 in FY 2005-2006 General Fund contingency appropriation authority and funds from the General Fund Contingency, Account No. 01-2450-7000 to Park and Feature Fields, Account No. 01-8217-8330.

3. [WEST VALLEY ADVOCACY CENTER LEASE RENEWAL](#)

Purpose: This is a request for City Council to accept the lease renewal agreement between the City of Glendale and the owner of the commercial property located at 6829 N. 57th Avenue that houses the West Valley Advocacy Center. The lease for this property will expire on November 30, 2005.

Council Policies Or Goals Addressed: The renewal of the lease with the West Valley Advocacy Center follows Council's goal of coordinating exceptional service delivery. The center provides one location, which streamlines the process helping citizen victims of child crimes, sexually motivated crimes, and domestic violence criminal investigations, ensures that the rights of the victim are met, making all necessary resources available under one roof, while maintaining the confidentiality of the victim.

Background: The City of Glendale has leased this property since November of 2000 and this renewal will allow use of the building until the year 2010, at which time we can re-assess our needs.

Previous Council/Staff Actions: On May 30, 2000, Council authorized entering into a lease agreement for this property for five years.

Community Benefit: On a daily basis the West Valley Advocacy Center touches the lives of many Glendale families. The Advocacy Center provides the necessary resources (exams, shelter, counseling, personal items, support, etc.) for the victims of child crimes, sexually motivated crimes and domestic violence. The focus is to provide the victim with a one-stop location that is in a safe and comforting environment necessary for these very personal and sensitive types of investigations.

Budget Impacts & Costs: The Police Department currently budgets for the lease payment for this facility and will continue to budget the annual lease payments.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
			X		\$54,720

Account Name, Fund, Account and Line Item Number:

West Valley Advocacy Lease 01-3230-7810

Recommendation: Authorize the City Manager to enter in a Lease Renewal Addendum for the West Valley Advocacy Center.

CONSENT RESOLUTIONS

4. [COUNCIL SALARY COMMISSION](#)

Purpose: This resolution will convene a Council Salary Commission to review Council salaries and recommend any changes the Commission believes is warranted to the City Council salaries.

Background: The Charter of the City of Glendale was amended in 1988 to provide for a method of reviewing and possibly changing Council salaries. The Charter of the City of Glendale provides that a salary commission may be appointed to review Council salaries and recommend any changes to the City Council. The Council may reject, modify or accept the salary commission's recommendations and thereafter place any suggested changes to the Council salaries on the ballot of the next City primary election.

The annual salaries of the Mayor and Council members of the City of Glendale were last reviewed in 1996. That review resulted in an increase that was approved by the voters on May 19, 1998. The annual compensation paid to the City Council should now be reviewed due to the passage of more than seven years since the last change. During this time there has been increasing demands on the time of individual Council members as a result of the substantial growth of the population, budget, and organization of the City of Glendale.

Recommendation: Waive reading beyond the title and adopt a resolution convening a Council Salary Commission; appointing members thereto; and setting forth instructions and charges.

5. OFFICE OF JUSTICE PROGRAMS G.R.E.A.T. GRANT AWARD

Purpose: This is a request for City Council to accept a one-year \$85,000 grant award from the Department of Justice Office of Justice Programs. This grant will provide funding to support our Gang Resistance Education Training (G.R.E.A.T.) program.

Background: The G.R.E.A.T. education program is provided to the 7th and 4th grade levels at 37 schools (7200 students) in the City. This funding provides t-shirts, school based incentives, the G.R.E.A.T. Summer Program, national training, and other related field trips for the students throughout the year. The G.R.E.A.T. program is an approved educational program and is school based. The schools are receptive to the program, which is taught by certified School Resource Officers.

Previous Council/Staff Actions: This grant has been approved annually for the last 12 years.

Community Benefit: Officers work in a proactive approach with schools and parents, providing an educational experience for students and giving the students tools to avoid violence and gang activities. This program is well received by the schools and their districts.

Budget Impacts & Costs: There is no financial match required for this funding. This is one-time funding by the Department of Justice Office of Justice Programs.

A specific account will be set up in Fund 47, the city's grant fund, once the grant agreement is formally executed.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
\$85,000		X			\$85,000

Recommendation: Waive reading beyond title and adopt a resolution authorizing the City Manager to accept the grant funds in the amount of \$85,000 from the Department of Justice Office of Justice Programs.

6. ACQUISITION OF RIGHT-OF-WAY FOR THE GLENDALE ONBOARD TRANSPORTATION PROGRAM

Purpose: This is a request for the City Council to adopt a resolution authorizing the City Manager to purchase two properties needed to complete Glendale Onboard (GO) transportation projects.

Council Policies Or Goals Addressed: One of Council's goals is to improve and provide transportation options within the city as outlined in the GO Transportation Program.

Background: In November 2001, voters approved funding for intersection improvements to improve traffic flow. The city needs to obtain additional right-of-way in order to construct street improvements at the intersections of 67th Avenue and Bell Road and 81st and Glendale avenues.

Following is a description of the properties:

CP 2004 Station 3, LLC

The owner of property located near the northeast corner of 67th Avenue and Bell Road will sell approximately 1,698 square feet of property towards improvements at this intersection. The property owner is willing to grant a temporary easement to the city on property owned by the seller for construction of improvements. A 10-foot wide strip of land is needed across the frontage of this property for a westbound right turn lane. The property owner will be compensated a total of \$41,881 for right-of-way to be acquired and minor improvements.

Robert C. Swartz, Trustee

The owner of property located at the southwest corner of 81st and Glendale avenues will sell approximately 1,105 square feet of property towards improvements at this intersection. The property owner is willing to grant temporary easements to the city on property owned by the seller for construction of improvements. This right-of-way is needed to construct a sidewalk along the existing curb at this location. The property owner will be compensated a total of \$6,500 for right-of-way to be acquired and minor improvements.

Previous Council/Staff Actions: These projects were included in the Capital Improvement Program budget process and funding is available from the half-cent transportation sales tax program.

Community Benefit: GO Program improvements are being made to streets, transit, bicycle, and pedestrian facilities. These projects will improve pedestrian and traffic flow at the intersections of 67th Avenue and Bell Road and 81st and Glendale avenues.

Public Input: The GO Program provides multiple opportunities for public input. This year, an annual report was mailed to all Glendale households, a transportation fair was held on April 17, 2005, and a community meeting for the annual report was held on April 21, 2005. A final design public meeting for the street improvements at the intersection of 67th Avenue and Bell Road was held on October 27, 2004. A final design public meeting for the street improvements at the intersection of Glendale and 81st avenues was held on April 28, 2004.

Budget Impacts & Costs: The City will deposit escrow fees totaling \$1,198 for these two properties. City of Glendale funds for right-of-way acquisition and improvements are budgeted as part of the GO Transportation Program Fund 33 in the amount of \$49,579.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
		X	X		\$49,579

Account Name, Fund, Account and Line Item Number:

75th/83rd/Glendale – Street Improvements, 33-9486-8100 (\$7,105)
67th Ave.: Olive to Bell Rd., 33-9479-8100 (\$42,474)

Recommendation: Waive reading beyond the title and adopt a resolution authorizing the City Manager to execute all documents necessary to purchase the necessary right-of-way for the Glendale Onboard Transportation Program.

7. [U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT \(HUD\) KATRINA DISASTER ASSISTANCE PROGRAM](#)

Purpose: This is a request for the City Council to adopt a resolution to accept special funding from the U.S. Department of Housing and Urban Development (HUD) for the Katrina Disaster Housing Assistance Program (KDHAP) in Glendale. This is a new national program in which HUD is requesting all housing authorities to voluntarily participate. Under this new program, evacuees will be provided with temporary housing assistance while they work with Federal Emergency Management Agency (FEMA) and/or their respective insurance companies to resolve their long-term housing issues. It is entirely federally funded and the term of the funding will be 18 months for each participating family.

Council Policies Or Goals Addressed: Acceptance of KDHAP funding will show that Glendale is a city that truly believes in helping other communities during times of hardship. Whether these families came here on their own free will or were transported by FEMA, Glendale will use these special program funds to assist them with temporary housing.

Background: Glendale Community Housing has contracts in place with HUD to accept funding for the Section 8 Housing Choice Voucher Rental Assistance Program, and Resolution No. 2759 New Series allows for the delegation of authority to the City Manager for the approval of amendments to the Annual Contributions Contract No. SF-512.

While the KDHAP assistance is modeled after the Section 8 program, it is different in that it is of a temporary nature, not to exceed 18 months per family, and program eligibility requirements are that a family must have lost its housing due to Hurricane Katrina. The program is therefore not based on income, but rather, on the temporary loss of housing. All eligible KDHAP persons have been screened and approved for assistance by FEMA.

Previous Council/Staff Actions: KDHAP is a new HUD temporary funding program and has no history. It therefore requires the approval of Mayor and City Council.

Community Benefit: This new program is being offered to families and individuals who have lost their homes to Hurricanes Katrina and/or Rita. Although it does not directly benefit Glendale residents, the Community Housing Division has a positive working relationship with over 500 different landlords. Many of these landlords have contacted the Community Housing Division over the past month and expressed their interest in wanting to assist evacuees from the Gulf Coast.

Budget Impacts & Costs: If approved, this program will be funded entirely by Federal Funds. There will be no costs to the City of Glendale. The actual level of financial assistance is dependent upon size of family and financial need.

Recommendation: Adopt a resolution authorizing the City Manager to enter into a contract with the US Department of Housing and Urban Development to accept funding for the Katrina Disaster Housing Assistance Program (KDHAP).

BIDS AND CONTRACTS

8. CHANGE ORDER – WATERLINE REPLACEMENT PROJECT

Purpose: This is a request for the City Council to approve change order number one and final to the construction contract with Standard Construction for the replacement of existing aged and deteriorated water lines in the area bounded by Glendale, 59th, 63rd and Maryland avenues.

Background: On July 27, 2004, Council approved a construction contract with Standard Construction, Inc., in the amount of \$1,739,560 for the replacement of existing aged and deteriorated water lines in the area bounded by Glendale, 59th, 63rd and Maryland avenues.

During construction, there were several unexpected delays in the project, which included utility conflicts not shown on the record drawings or utility maps; impacts to boring schedules due to heavy rains; and, difficulties with complete waterline shutdowns due to the aging of the waterline system. These delays caused considerable extra crew hours and additional barricading expenses.

Previous Council/Staff Actions: On January 28, 2003, Council approved the professional services agreement with the engineering firm, Entellus, Inc. to provide design and construction administration services of replacement waterlines for the project area. On July 27, 2004, Council approved a construction contract with Standard Construction, Inc., in the amount of \$1,739,560.

Community Benefit: This proactive approach to replacing the existing aged waterlines will help ensure customers that current water services will not be interrupted in the future by potential breakdowns in the system.

Public Input: A public meeting was held prior to the start of construction to provide information on the project, the project schedule to area residents and property owners. During construction a monthly newsletter was distributed to provide ongoing details on the work progress, updated work schedules and hotline phone numbers which the public could use to obtain additional information, emergency information and complaints reporting.

Budget Impacts & Costs: The total amount of this change order is \$306,825.22, which will bring the total cost for this project to \$2,046,385.22. The additional funds are available in the fiscal year 2005-2006 Capital improvement Plan, Water Line Replacements, Account No. 83-9249-8300.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
	X		X		\$306,825.22

Account Name, Fund, Account and Line Item Number:

Water Line Replacements, Account No. 83-9249-8300

Recommendation: Approve change order number one and final to the construction contract with Standard Construction, Inc., in the amount of \$306,825.22.

9. PERFORMANCE AUDIT: GLENDALE ONBOARD (GO) TRANSPORTATION PROGRAM

Purpose: This is a request for City Council to award a contract to KPMG LLP to conduct a performance audit of the Glendale Onboard (GO) Transportation Program for calendar years 2002 through 2004.

This audit will include an evaluation of the scope of the ballot language to determine if the use of GO funds are eligible for projects added to, as well as, the projects included in the initial program. KPMG LLP will also be asked to review the city's fiscal policy regarding what minimum fund balance, if any, should be established in the GO fund and how long the fund balance must be maintained.

Background: On February 12, 2002, Ordinance No. 2241 established a Citizens Transportation Oversight Commission (CTOC) and required that "the new Transportation Sales Tax Program will be audited as part of the city's independent audit every three years for performance, fiscal accountability within the program, and consistency with voter actions. The Commission will review these audits and forward them to the City Council."

As part of Glendale's independent audit, the revenues, project expenditures and remaining fund balances of the GO Transportation Program are reviewed each year. The proposed performance audit of the GO Transportation Program evaluates performance measures, consistency with voter actions, project completion in a timely and cost effective manner, and other issues as identified by the city.

On June 6, 2005, the city requested proposals for a performance audit of the GO Transportation Program. Two proposals were received. An evaluation committee consisting of staff from Transportation, Budget, Finance, Engineering and the City Auditor along with a CTOC Commissioner reviewed the proposals. Specific evaluation factors included: the project team, work plan, firm's capabilities, availability of firm, understanding of the project, and overall cost. KPMG LLP scored the highest and is the firm recommended by the evaluation committee.

KPMG LLC has more than 80 years of experience of providing numerous state and local government organizations with auditing services of similar scope and size as the GO Transportation Program. The Project Director for this audit has over 25 years of experience conducting performance audits in more than 150 agencies throughout the country, including significant experience working with public transportation agencies.

Community Benefit: The audit of the GO Transportation Program will assure residents that voter approved projects and programs are completed in a timely and cost effective manner.

Public Input: The GO Program provides multiple opportunities for public input. This year, an annual report was mailed to all Glendale households, a transportation fair was held on April 17, 2005, and a community meeting for the annual report was held on April 21, 2005.

Budget Impacts & Costs: City funds for performance audit services are planned as part of the GO Program. Funds for the professional services contract are available in FY 2005-06.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
		X	X		\$229,770

Account Name, Fund, Account and Line Item Number:

Transportation Program Management, Account No. 25-6350-7330

Recommendation: Award a contract to KPMG LLP to conduct a Performance Audit of the Glendale Onboard Transportation Program in the amount not to exceed \$229,770.

10. [AWARD OF BID 05-34, SENSUS METERING SYSTEMS](#)

Purpose: This is a request for the City Council to authorize bid award 05-34 in an amount not to exceed \$135,000 to Sensus Metering Systems to purchase Sensus water meters and replacement parts for the Utilities Department.

Council Policies Or Goals Addressed: Approval of this award will assist in achieving the council goal of providing excellent customer service.

Background: An Invitation for Bids to purchase Sensus water meters and parts was released on August 16, 2005. It was advertised in the Glendale Star, Bid Source, Dodge Reports, chambers of commerce newsletters, and on the city's internet web site. The reason for requesting sealed bids was to establish a contract for the purchase of Sensus water meters and replacement parts on an "as required" basis throughout the year. The City of Glendale has a large installed base of Sensus water meters and the replacement meters and parts are required to maintain this inventory. One bid from Sensus Metering Systems (Sensus) was received in response to the bid request. The Meter Maintenance Division of the Utilities Department reviewed the bid and determined the Sensus bid to be responsive and that the pricing was at fair market value. The bid award will result in a contract for one year with the option to renew for four one-year periods.

Previous Council/Staff Actions: City council previously awarded a contract, 00-69, for new water meters and replacement parts from Sensus on December 1, 2000. That contract, for one year with the option of four one-year renewals, is now due to expire.

Community Benefit: New water meters and replacement parts will ensure more accurate meter reading and allow continuation of the current level of service to Glendale residents.

Budget Impacts & Costs: Funds are available for this bid award in Meter Maintenance Account No. 83-6443-7520.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
			X		\$135,000

Account Name, Fund, Account and Line Item Number:

Meter Maintenance – 83-6443-7520: \$135,000

Recommendation: Award the bid for the purchase of new water meters and replacement parts to Sensus Metering Systems in an amount not to exceed \$135,000.

PUBLIC HEARING – RESOLUTIONS

11. [GENERAL PLAN AMENDMENT GPA05-10 AND REZONING APPLICATION ZON05-17](#)

Purpose: These are requests by Withey, Anderson and Morris, PLC for the City Council to approve a General Plan amendment and rezoning application for a property located at 16351 West Peoria Avenue. The name of the proposed development is “Glendale 303”.

The General Plan amendment is to change the land use designation for 60 acres from Low Density Residential (0-1 dwelling units per acre) to Planned Commercial (PC). The rezoning request is to change the zoning designation for 105.55 acres from C-2 (General Commercial) and M-1 (Light Industrial) to PAD (Planned Area Development).

Council Policies Or Goals Addressed: The proposed General Plan Amendment and Rezoning requests are consistent with the Economic Development and Growth Areas elements of the Glendale General Plan.

Background: The applicant intends to develop the 105.55-acre property with either motor vehicle dealerships and related uses or a combination of motor vehicle dealerships and retail uses. At this time, no specific users have been identified.

Previous Council/Staff Actions: On September 15, 2005, the Planning Commission recommended approval of the General Plan amendment and approval of the rezoning application, subject to nine stipulations.

Community Benefit: The proposed project will combine several parcels, now zoned for both commercial and industrial uses, to create a planned commercial development that will be developed as a unified center. The project will increase local revenue, provide a sound location for commercial uses in the Loop 303 corridor, and support future residential growth in the area.

Public Input: The applicant sent 66 notification letters to property owners within 300 feet of the site and to interested parties on August 18, 2005. Neither the applicant nor the Planning Department received any response to the applicant's notification letters.

A public notice for the September 15, 2005 Planning Commission hearing on these applications was published in the Glendale Star on August 25, 2005. The property was posted on August 25, 2005. Letters were mailed to 66 property owners and interested parties on August 25, 2005. At the public hearing, two people spoke to this request. One requested that a rural lifestyle be maintained in this area. The other stated for the record that he did not want development of the project to disturb irrigation flow to his property. This individual currently farms the 40 acres southeast of this parcel. The applicant confirmed that he will maintain irrigation to the adjacent property.

A public notice for tonight's hearing was published in the Glendale Star on September 29, 2005. The property was posted on August 25, 2005. Post cards were mailed to 66 property owners and interested parties on September 30, 2005.

Recommendation: Conduct a public hearing, waive reading beyond the title, and adopt a resolution approving General Plan Amendment GPA05-10 and Rezoning Application ZON05-17, subject to stipulations.

NEW BUSINESS

12. VISUAL IMPROVEMENT AGREEMENT WITH WESTWOOD FINANCIAL CORPORATION

Purpose: This is a request for City Council to authorize the City Manager to enter into an agreement with Westwood Financial Corporation, authorized representative for the property owner of 51st & Olive Square shopping center located on the northwest corner of 51st and Olive avenues.

Council Policies Or Goals Addressed: This project will address the council's goals of initiating new approaches for redevelopment opportunities and promoting economic development.

Background: The Commercial Visual Improvement Program (VIP) assists in the improvement of commercial or industrial properties by offering a rebate up to 50% of any qualified improvement costs. All commercial or industrial properties in the City's Redevelopment District, and all commercially-zoned properties in the City of Glendale over 15 years of age, are eligible for assistance. Improvements to the façades of buildings, permanent landscaping, parking facilities and other external improvements are permitted. The objective of the program is to encourage commercial and industrial property owners and long-term tenants to reinvest in and renovate their properties so as to improve the aesthetic nature of the property and to bring properties up to current building code standards. Incentives to program participants are in the form of cash rebates up to a maximum of 50% of eligible pre-approved improvement costs.

An application has been received for major renovations to the shopping center located at the northwest corner of 51st and Olive avenues anchored by Fry's Supermarket. The property owner wishes to work with the city to improve the performance of this center located at one of the busiest intersections in Glendale. This center was built in 1974 and has had very few improvements over the past 30 years. A more modern, updated-looking center will enhance the surrounding area, will make a better impression upon the 60,000+ people who pass that intersection each day, will be more inviting to shoppers to visit those stores, and will generate more sales taxes.

Total investment for the planned renovations is estimated at \$650,000. Staff recommends that the project receive approval for reimbursement not to exceed \$100,000 contingent upon completion of the required design review, construction plan review process, and submittal of paid receipts.

Previous Council/Staff Actions: Council approved new funding of \$150,000 for Visual Improvement Program projects in the 2005-06 budget.

Community Benefit: Renovations to this center will benefit 20 businesses located in the center by completely updating its appearance and performance. The project will enhance the visual appeal and stabilize the center creating more sales taxes for the community. Residents will see benefits from upgraded stores, improved signage and enhanced viability of the businesses located there.

Budget Impacts & Costs: Funds are available in Economic Development Visual Improvement Program Account

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
		\$100,000	X		\$100,000

Account Name, Fund, Account and Line Item Number:

Visual Improvement Program, 01-5451-7330

Recommendation: Authorize the City Manager to enter into a Visual Improvement Program agreement with Westwood Financial Corporation for 51st Olive Square located at the northwest corner of 51st and Olive avenues.

REQUEST FOR FUTURE WORKSHOP AND EXECUTIVE SESSION

CITIZEN COMMENTS

If you wish to speak on a matter concerning Glendale city government that is not on the printed agenda, please fill out a Citizen Comments Card located in the back of the Council Chambers and give it to the City Clerk before the meeting starts. The City Council can only act on matters that are on the printed agenda, but may refer the matter to the City Manager for follow up. Once your name is called by the Mayor,

proceed to the podium, state your name and address for the record and limit your comments to a period of five minutes or less.

COUNCIL COMMENTS AND SUGGESTIONS

ADJOURNMENT

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (i) discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));**
- (ii) discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03 (A)(2));**
- (iii) discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));**
- (iv) discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (A)(4));**
- (v) discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or**
- (vi) discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).**